

AGENDA  
BROOKFIELD ZONING COMMISSION  
Thursday, March 13, 2014 – 6:30 p.m.  
MEETING ROOM #133 – TOWN HALL, 100 POCONO ROAD

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1. **Convene Meeting**
  - a. **Review Minutes of Previous Meeting: 2/27/14**
  
2. **Land Use Enforcement**
  - a. **Enforcement Officer's Report:**
  
3. **Review Correspondence**
  - a. **Minutes of other Boards and Commissions: Inland Wetlands Commission 2/24/14; Zoning Board of Appeals; Planning Commission 2/20/14; Zoning Sub-Committee**
  
4. **Public Hearing 7:30 p.m.**
  - a. **337 Federal Road #201400083: Design Review for a 2,880 sq. ft. new Dunkin' Donuts building and associated site amenities (ph close date 4/16/14)**
    1. Photometric Report prepared by Apex Lighting Solutions received in Land Use 3/4/14
    2. Letter from Ed Batista to R. Blessey dated 3/4/14 Re: Proposed Dunkin' Donuts, 337 Federal Rd

**PH 8:00 p.m.**

  - b. **450 & 460 Federal Road #201400113 (DR) & #201400113 (NRR): Design Review for a proposed 36,048 sq. ft. new retail building & associated site amenities (application for Natural Resource Removal included with this Design Review) (ph close date 4/16/14)**
    1. Photometric Plan prepared by Philips Lightolier received in Land Use 3/5/14
    2. Letter from A. Dew, ZEO to File dated 3/6/14 Re: 450 & 460 Federal Rd Proposed Retail Development #201400113

**PH: (following 4b)**

  - c. **Proposal of Zoning Commission #201400131: Moratorium on Design Review or Site Plan Modifications in the Town Center District and Incentive Housing Overlay Zones.**
    1. Resolution To Establish A Moratorium Concerning Development Applications In The Town Center And Incentive Housing Overlay Districts
  
5. **Old Business:**
  - a. **Proposed Regulation Change #201400115: Section 242-404K and Appendix – Incentive Housing Guidelines: [6:30 p.m. discussion with Fitzgerald & Halliday] – ph scheduled for 3/27/14**
  
6. **New Business:**
  - a. **111 Park Ridge Road #201400146: Illuminated Building Signs and a Roadside sign for “Eastern Account Services” business**
    1. “Site Plan” and photos of proposed new signs prepared by Pop Graphics
  
  - b. **Charter Revision Commission:** Letter from Matt Grimes to Zoning Commission dated 3/4/14 Re: Opinion regarding Commissions filling their own vacancies.

c. **398 & 414 Federal Road (Barnbeck Place) #201400147: Site Plan Modification for Incentive Housing Project to change building footprints, change parking layout and other modifications** *(dec date by 5/9/14)*

1. Map titled "Layout & Materials Plan" prepared by CCA, LLC dated 1/26/10 revised thru 3/6/14 – sheet C1
  - "Grading & Drainage Plan" dated 1/26/10 revised thru 3/6/14 – sheet C2
  - "Site Utilities Plan" dated 1/26/14 revised thru 3/6/14 – sheet C3
  - "Erosion & Sedimentation Control Plan" dated 1/26/10 revised thru 3/6/14 – sheet C4
  - "Landscape Plan" dated 1/26/10 revised thru 3/6/14 – sheet C5
2. Elevation and Architectural Plans prepared by BSB design dated 3/6/14

7. **Tabled Items:**

8. **Informal Discussion:**

a.

9. **Comments of Commissioners:**

10. **Adjourn:**

**\*\*Next Regular Meeting Scheduled for March 27, 2014\*\***